

STATE MS. - DESOTO CO.
FILED

Oct 13 10 33 AM '98

WARRANTY DEEDBK 341 PG 297
W.E. DAVIS CH. CLK.

This Deed of Conveyance is this day made by the undersigned BYRD BROTHERS, LLC, hereinafter referred to as the GRANTOR, and CHRIS WARD AND BEVERLY WARD, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTOR, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTOR, BYRD BROTHERS, LLC, the GRANTOR does hereby and by these presents sell, convey, and warrant unto CHRIS WARD AND BEVERLY WARD, the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

Lot 5, IVY MANOR SUBDIVISION, located in Section 23, Township 3, Range 8, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 57 at Page 34 and at Plat Book 61, Page 16, all in the office of the Chancery Court Clerk of DeSoto County, Mississippi and reference to which plats are hereby made for a more particular description of said lot.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; and further subject to the restrictive covenants, building restrictions and easements of record as found

with the recorded plat of said subdivision at Plat Book 57, Page 34 and Plat Book 61, Page 16 and to those restrictive covenants found at Deed Book 319, Page 501 and those restrictive covenants contained in that certain Warranty Deed found at Deed Book 307, Page 655, all in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes and assessments against said property for the year 1998 shall be prorated as of the date of this deed and taxes and assessments for the year 1999 shall be the sole responsibility of the GRANTEES and/or their successors in interest, and all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTOR on this the 9th day of October, 1998.

BYRD BROTHERS, LLC

BY:



WILLIAM H. BYRD, MANAGING MEMBER

STATE OF MISSISSIPPI
COUNTY OF DESOTO

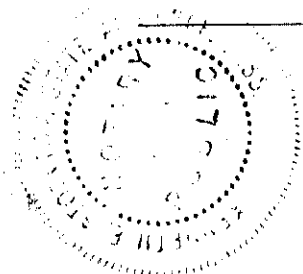
Personally appeared before me, the undersigned authority in and for the said county and state, on this the 9th day of October, 1998, within my jurisdiction, the within named WILLIAM H. BYRD, who acknowledged that he is a Managing Member of BYRD BROTHERS, LLC, and that for and on behalf of BYRD BROTHERS, LLC, and as its act and deed executed the above and foregoing instrument, after first having been duly authorized so to do.



NOTARY PUBLIC

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 24, 1999



(SEAL)

GRANTORS' ADDRESS:

1289 Highway 304
Hernando, MS 38632
RES. TEL.: N/A
BUS. TEL.: N/A

GRANTEES' ADDRESS:

940 Byhalia Road
Hernando, MS 38632
RES. TEL.: (601) 429-2877
BUS. TEL.: N/A

Prepared by: KENNETH E. STOCKTON
ATTORNEY AT LAW
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HERNANDO, MS 38632
601-429-3469

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